ADMINISTRATIVE REPORT

To:	Warden and Council Members of the County of Frontenac
From:	Elizabeth Savill CAO
Prepared by:	Joe Gallivan Manager of Sustainability Planning
Date prepared:	December 1, 2011
Date of meeting:	December 14, 2011

Re: **Sustainability – Garrison Shores Plan of Condominium Final Approval (County File No. 10CD-2010/001)**

Background

The Garrison Shores draft approved plan of condominium is located near the hamlet of Arden on the south side of Highway No. 7 abutting Garrison Lake. The property consists of 45.34 ha (112 acres) identified as Lots 17 and 18, Concession 7, Part of Lot 17, Concession 8 and Part of the Road Allowance between Concessions 7 & 8, Geographic Township of Kennebec, now part of the Township of Central Frontenac, County of Frontenac. The application is for a 55 block condominium with 53 residential parcels, most of which have existing dwellings of various sizes and uses and two (2) common element blocks that will remain undeveloped. A map of the property is attached as Appendix A.

The property was originally purchased in the 1980s by Ontario Homestead Lands. This group sold cottages to individuals based on circular campsites. The cottagers became known as the Garrision Shores Owners Association (GSOA). Many cottages were constructed and septic systems and wells were installed. Unfortunately when the property was originally developed there were defects in the title, and a need was identified to rectify these deficits through the creation of a plan of condominium.

In 1997 draft approval to create plan of condominium on the property was approved by the Ministry of Municipal Affairs and Housing, however the conditions of draft approval were not met and approval lapsed. The GSOA submitted another application in 2002 for a vacant land condominium to the Frontenac Management Board. In 2005 the Township of Central Frontenac began work on the Official Plan Amendment (OPA) and Zoning By-law for the site. The OPA was approved in 2007. In October 2008 the agent was advised that a new application was required based on the Bill 51 reforms to the *Planning Act*.

On May 14, 2009, Nelligan, O'Brien Payne (agent for GSOA) submitted an application for approval of a plan of condominium to the County. The application was deemed complete on October 12, 2010 and issued County File No. 10CD-2010/001. A public meeting was held by the Township of Central Frontenac on behalf of the County on November 23, 2010 as required under the *Planning Act*. The circulated agencies, including the Township of Central Frontenac, responded with comments and recommendations as appropriate for this application. These comments and recommendations were used to form conditions of draft approval.

On April 20, 2011 County Council approved the issuing of draft approval to the Garrison Shores plan of condominium subject to a number of conditions. As the conditions of draft approval have been cleared, the County has now received a request from the proponent for final approval.

Comment

County staff have reviewed the Final Plan of Condominium for conformity with the approved draft plan of condominium and reviewed each condition to ensure the conditions were satisfied.

The conditions of draft condominium approval have been met to the satisfaction of County Staff through the submission of the final plan and through clearance letters provided by the Township of Central Frontenac, KFL&A Public Health, Quinte Conservation and other agencies. Appendix B includes a copy of the clearance letters from these agencies, as well as documentation from the applicant detailing how all of the conditions of draft approval have been satisfied.

Staff is satisfied that the application for final approval;

(i) is consistent with the Provincial Policy Statement;
(ii) meets the tests under Section 51(24) of the *Planning Act*;
(iii) complies with policies of the Township of Central Frontenac's Official Plan and conforms to the site specific Zoning By-law; and
(iv) has fulfilled the conditions of draft approval issued by County Council on April 20, 2011.

Financial Implications

The required fee to process final approval of the plan of condominium in the amount of $600 has been paid to the County by the proponent and all funds owed have been paid to the Township.

Sustainability Implications

One of the key focus areas of *Directions for Our Future*, the County's Sustainability Plan, is *Land Use Planning and Management*. From a sustainability perspective, this involves an approach that ensures a clean and healthy environment, a strong economy, and long term viability. Final approval of the plan of condominium will ensure the long-term viability of the existing development along the lake and puts rules in place that will allow for lake protection should any further development proceed in the future. It will also enhance the economic sustainability of the Garrison Shores community by providing clear title for the property.

Recommendation

RESOLVED THAT Council of the County of Frontenac receive the *Sustainability – Garrison Shores Plan of Condominium Final Approval (County File No. 10CD-2010/001)* report;

AND FURTHER the Council of the County of Frontenac grant final approval to the plan of condominium submitted by Nelligan O'Brien Payne on behalf of Garrison Shores Owners' Association (GSOA) for Lots 17 and 18, Concession 7, Part of Lot 17, Concession 8 and Part of the Road Allowance between Concessions 7 & 8, Geographic Township of Kennebec, now part of the Township of Central Frontenac, County of Frontenac, being County File No. 10CD-2010/001;

AND FINALLY that the Clerk be authorized to issue this final approval by executing the required documents.

Organizations, Departments and Individuals Consulted and/or Affected

Township of Central Frontenac
Commenting Agencies